



City of Carlsbad

Planning Department

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NAME: Harding Street Senior Condominiums
CASE NO: CT 06-14/CP 06-12/SDP 06-12
PROJECT LOCATION: South of Palm Avenue and east of Harding Street, City of Carlsbad, County of San Diego

PROJECT DESCRIPTION: The project is the demolition of an existing 35 bed senior care facility and the construction of a 50-unit age-restricted senior condominium project. The proposed project is one three-story building over an underground garage on a 0.9 acre property. The project also includes a request for a residential density increase equal to 55.50 dwelling units per acre, a modification to the onsite parking standards to allow 10 required onsite spaces to be located on-street, a modification to the building setback standard to allow for the encroachment of the upper 4 feet of the garage into portions of the side and rear setback areas, and a modification to the private open space standard to permit 20 residential units to be constructed without a private balcony or patio.

PROPOSED DETERMINATION: The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad Planning Commission.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 20 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Christer Westman in the Planning Department at (760) 602-4614.

PUBLIC REVIEW PERIOD April 4, 2008 through April 24, 2008
PUBLISH DATE April 4, 2008

